



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
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# PUBLIC HEARING NOTICE

**Hearing Date:** September 4, 2013      **Hearing Body:** Planning Commission

<b>Project Name:</b>	<b>Russian Ballet Academy</b>
<b>Case File No.:</b>	<b>CU2013-0005</b>
<b>Summary of Application:</b>	The applicant, Russian Ballet Academy, proposes to operate a commercial school teaching ballet to children and adults at 1800 NW 167 <sup>th</sup> Place, Suite 125. Commercial Schools are a conditional use in the Office Industrial zoning district. No physical improvements are proposed in conjunction with this application.
<b>Project Location:</b>	1800 NW 167 <sup>th</sup> Place, Suite 125. Washington County Tax Assessors Map 1N131AA, Tax Lot 400
<b>Zoning &amp; NAC:</b>	Office Industrial (OI) / Five Oaks/Triple Creek NAC
<b>Applicable Criteria:</b>	Development Code Section 40.03 <i>Facilities Review</i> and 40.15.15.3.C.1-6 <i>New Conditional Use</i> .
<b>Hearing Place and Time:</b>	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
<b>Staff Contact:</b>	Jana Fox (503) 526-3710 / <a href="mailto:jfox@beavertonoregon.gov">jfox@beavertonoregon.gov</a>

**Due date for written comments to be addressed in the staff report:** **August 23, 2013 @ 5:00 p.m.**

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Facilities Review Committee Meeting Date:** **Wednesday, August 14, 2013**

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00 pm and 1:00 pm to 5:00 p.m., Monday through Friday with the exception of a National Holiday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: [www.beavertonoregon.gov/departments/CDD/cdd\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html)

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.